

## INTRODUCTION

This is the Comprehensive Development Plan for the Village of Hallam, Nebraska, as adopted by the Planning Commission on May 26, 1976, and the Village Board on June 3, 1976 (Ord. 121). It was prepared by the village under the authorization of an Interlocal Cooperation Agreement with Lancaster County and the City of Lincoln. In compliance with Nebraska Statute 19-903, the plan consists of three components: land-use, transportation, and community facilities.

The Comprehensive Plan is an official document which will serve as a policy guide for decisions about future physical development in the Hallam community. The plan indicates, in a general way, how the village should grow and develop during the next 25 years. It covers the entire village area, plus the rural countryside lying within one mile of the village limits. It considers the basic components of the community, including land-use activities, transportation, and facilities and services, which relate to local physical development.

## HALLAM PLANNING PROCESS

The Comprehensive Plan represents a significant commitment by the Hallam community to guide future growth and development. It reflects several months of intense effort by local residents to review future development requirements and growth alternatives. Key steps in the local planning process are outlined below:

- *Interlocal Cooperation Agreement.* The overall program began when Hallam entered into an Interlocal Cooperation Agreement with Lancaster County and the City of Lincoln through which the Lincoln City-Lancaster County Planning Department would provide comprehensive planning assistance to the village. The consulting firm of Barton-Aschman Associates, Inc. was then engaged by the Planning Department to provide professional and technical assistance for the program.
- *Plan Initiation.* The first official meeting of the comprehensive planning program was conducted in October, 1975. At this meeting,

the overall process was discussed, individual work items explained, and a schedule established. A project Steering Committee was appointed to monitor the program, consisting of Village Board and Planning Commission members plus one representative from the surrounding rural area.

- *Community Attitude Survey.* Immediately following the initial meeting, the village, assisted by the Planning Department, began laying the groundwork for the plan by sponsoring a community attitude survey. The survey solicited local attitudes on such key issues as future growth, economic development, and village services and facilities. It provided valuable insights on local needs and aspirations and has been an important source in the planning program.
- *Goals Development.* During the next two months, the project Steering Committee took part in a series of biweekly meetings at which community goal statements were established covering community development, transportation, and community facilities. Following local review and revision, final goals were adopted by the Village Board in February, 1976. These began to define what kind of community Hallam should be in the future, and they have provided important guidelines for planning decisions throughout the program.
- *Background Analysis.* Concurrently, background data was collected and mapped, including information on topography, soils, population, existing land-use, transportation, etc. These materials were analyzed, and the planning implications were reported to the project Steering Committee in the *Background Work Paper* early in March, 1976.
- *Major Work Session.* Results of the background studies were reviewed and discussed during a major weekend work session held in Hallam, March 12 and 13. An open house was held to explain concepts, answer questions, and receive ideas and opinions from local residents. Key land-use, transportation, and community facilities issues were discussed and plan alternatives evaluated. The weekend resulted in a preliminary version of the plan, which was agreed upon in concept by the Steering Committee.
- *Plan Adoption.* Based on the conclusions of the work session, draft Comprehensive Plan maps and text were prepared and delivered to the Steering Committee for review and comments. The Planning Department also contacted interested regional and special purpose agencies--such as the Soil Conservation Service, the State Office of Planning and Programming, and other state and local agencies--for review. After revisions, a final draft of the plan was prepared. Following a series of public hearings and reviews, the Comprehensive Development Plan was adopted by the Planning Commission on May 26, 1976, and the Village Board on June 2, 1976.

## BENEFITS OF THE PLANNING PROCESS

The comprehensive planning process should result in a number of benefits for the Hallam community. For the first time, a wide range of data and materials on local conditions have been assembled and recorded. The process has encouraged local residents to think more directly about the future of their community and actively discuss future options and alternatives. It has resulted in a plan for future growth and development which represents strong local consensus.

The plan promotes a balanced and orderly future development pattern which should enhance the local living environment. It establishes an overall framework for coordinating both public and private development. It provides guidelines by which the Planning Commission and Village Board can review and evaluate individual development proposals. It provides a guide for public investments and can help insure that local public dollars for community facilities and services are spent wisely. It clarifies long-range village policies so that individual property owners and developers can prepare and coordinate their own development plans. Perhaps most importantly, an overall process has been established by which the village can plan for its future on a continuing basis.

## ORGANIZATION OF THE PLAN

This Comprehensive Plan document contains seven chapters which present planning background studies, analyses, and future planning recommendations:

- Chapter 1 discusses the regional context within which local planning must occur.
- Chapter 2 reviews the socioeconomic characteristics which indicate prospects for future growth and development.
- Chapter 3 surveys existing natural and man-made conditions which influence future development possibilities.
- Chapter 4 discusses the overall community goals which guide planning actions.
- Chapter 5 analyzes the key planning issues which provide the basis for the plan.
- Chapter 6 presents the plan itself, including land-use, transportation, and community facilities components.
- Chapter 7 briefly reviews the next steps required to implement the plan and sustain the planning process.